182.0	0002	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	687,800	/	687,800
USE VALUE:	687,800	/	687,800
ASSESSED:	687,800	/	687,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRITCHETT DALE & TIFFANY
Owner 2:	
Owner 3:	
Street 1:	13 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRITCHETT DALE -
Owner 2:	-
Street 1:	13 MAYFLOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,553 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6553.000	256,200		431,600	687,800
Total Card	0.150	256,200		431,600	687,800
Total Parcel	0.150	256,200		431,600	687,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.25 | /Parcel: 384.2

Legal Description

User Acct 122968

GIS Ref

GIS Ref

Insp Date 06/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,300	0	6,553.	431,600	687,900	687,900	Year End Roll	12/18/2019
2019	101	FV	208,100	0	6,553.	431,600	639,700	639,700	Year End Roll	1/3/2019
2018	101	FV	208,100	0	6,553.	363,800	571,900	571,900	Year End Roll	12/20/2017
2017	101	FV	208,100	0	6,553.	333,000	541,100	541,100	Year End Roll	1/3/2017
2016	101	FV	208,100	0	6,553.	283,600	491,700	491,700	Year End	1/4/2016
2015	101	FV	203,000	0	6,553.	246,600	449,600	449,600	Year End Roll	12/11/2014
2014	101	FV	203,000	0	6,553.	228,100	431,100	431,100	Year End Roll	12/16/2013
2013	101	FV	203,000	0	6,553.	217,000	420,000	420,000		12/13/2012

!14226!

PRINT

Date	Time
12/11/20	04:05:41

LAST REV

Date	Time
07/03/18	14:58:31

mmcmakin

14226

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRITCHETT DALE,	61379-301		3/12/2013	Convenience	99	No	No		
PRITCHETT DALE/	61379-299		3/12/2013	Convenience	99	No	No		
RIVENBURG DAVI	48599-334		12/1/2006		422,680	No	No		
RIVENBURG EDNA	31531-258		6/12/2000	Family	99	No	No		
	7577-387		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/1993	625	Manual	5,000	C				V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Inspected	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/27/2008	Measured	197	PATRIOT
10/24/2008	Meas/Inspect	345	PATRIOT
3/29/2007	MLS	MM	Mary M
4/25/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6553		Sq. Ft.	Site		0	70.	0.94	7									431,614						431,600	

Total AC/HA:	0.15044	Total SF/SM:	6553	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	431,614	Spl Credit		Total:	431,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99841499
Adj $ / SQ:	168.483
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371374
Depreciation:	115126
Depreciated Total:	256248

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

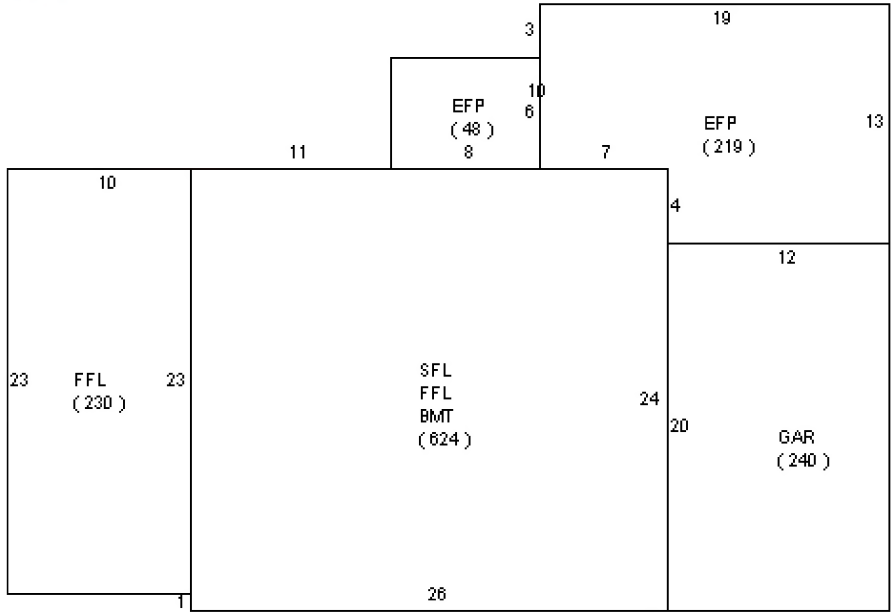
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.48
Special Features:	0	Val/Su Net:	98.20
Final Total:	256200	Val/Su SzAd	173.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	168.480	143,884
BMT	Basement	624	66.970	41,790
SFL	Second Floor	624	168.480	105,133
EFP	Enclos Porch	267	37.360	9,976
GAR	Garage	240	25.380	6,090
	Net Sketched Area:	2,609	Total:	306,873
Size Ad	1478	Gross Are	2609	FinArea 1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: